



TO LET



NEWLY
REFURBISHED
OFFICE UNITS -
AVAILABLE JAN 2028



SIZE (GIA)
1,098 - 4,585 sq ft
102 - 426 sq m



QUOTING RENT
On application

US ARCHITECTS



THE OPPORTUNITY

- 3 commercial office units available to lease
- Due to be refurbished to a contemporary standard
- Units from 1,098 - 4,585 sq ft
- Available January 2028

LOCATION

The Chapel is prominently situated on Queen's Parade in Hotwells, an established and popular mixed commercial and residential location on the edge of Clifton and Bristol city centre. The property is conveniently positioned within easy reach of Clifton Village, Park Street, Bristol Harbourside and the city centre, all of which offer an excellent range of shops, cafés, restaurants and other amenities. The location also benefits from excellent accessibility, with the A4 Portway and wider road network close by.

DESCRIPTION

The property forms part of the redevelopment of the former St George's School and Chapel site, where planning consent has been secured for an attractive mixed-use scheme. The development will comprise a new block of nine one and two-bedroom apartments, together with the refurbishment and conversion of the former chapel to provide three distinctive commercial units, arranged over ground and first floor levels.



ACCOMMODATION

The property has the following approximate Gross Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
UNIT 1	1,098	102
UNIT 2	1,507	140
UNIT 3	1,980	184
TOTAL	4,585	426

NB: The above units will be remeasured on an NIA basis, once the redevelopment of the site is completed.

BIKE STORAGE

There is allocated bike storage.

TENURE

The units(s) are available by way of a new effectively full repairing and insuring lease(s) by way of a service charge, for a term of years to be agreed with the landlord.

RENT

On application.

PLANNING

Use Class E - however there is a planning restriction and the units cannot be used for retail, sale of food & drink or industrial processes. The hours of operation are from 8am - 8pm Monday to Saturday and not on Sundays or Bank Holidays.

All parties are advised to make their own enquiries.

BUSINESS RATES

The property is currently under redevelopment, therefore the business rates have not yet been assessed.

VAT

We understand the property is not VAT elected.

EPC

The property is currently under redevelopment - therefore the target EPC rating is a B.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.



ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
JULY 2026



CONTACT

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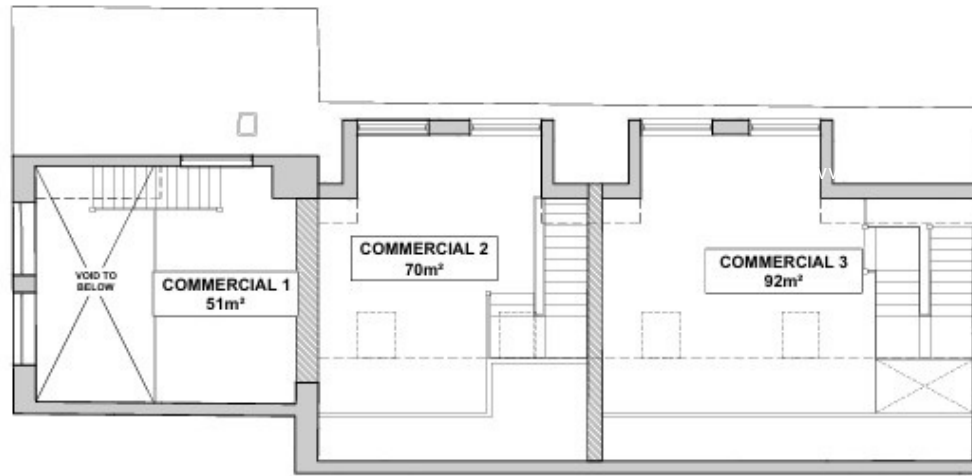
WEBSITE

www.burstonscook.co.uk



ADDRESS

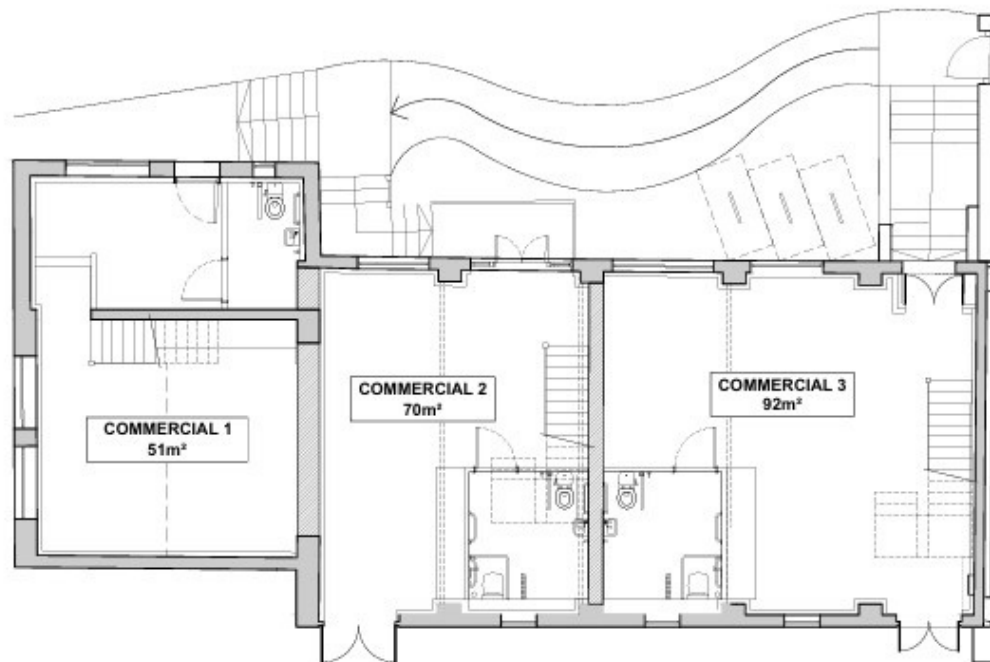
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BS1 2NN



01 - COMMERCIAL FIRST FLOOR PLAN



02 - FRONT ELEVATION



00 - COMMERCIAL GROUND FLOOR PLAN

